

## Minutes of the Zoning Board of Appeals

November 16, 2017

6:00 P.M.

Regis Barrett, Chairman called the meeting to order.

MEMBERS PRESENT:      Regis Barrett, Chairman  
                                 Earl Bloam  
                                 Dean Bredenbeck  
                                 Wally Parker  
                                 Craig Farkas

ABSENT:                      None

ALSO PRESENT:              David Kulcsar, Building Commissioner

**Motion** by Bredenbeck, second by Bloam to approve the minutes of September 21, 2017. **Vote Resulted:**  
*To approve:* Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck No: None. (**Approved**)

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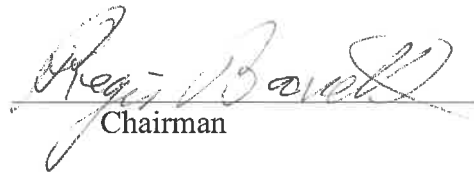
A request from Jorge Roman for a 9 inch variance for an air conditioning unit to the side property line and a 2 foot 4 inch variance to the adjacent residential structure at 8901 Biddulph Road P.P.#433-04-208 (1117.03(d)(2)) Docket# 11-2017-1. Jorge Roman was present and explained the need for the location of the condenser unit. Bredenbeck expressed that because of the location of this unit he asked Mr. Roman to ensure this unit gets maintenance properly to ensure there is never a noise issue for the neighbors. After further discussion, a **Motion** by Barrett, second by Bredenbeck to **APPROVE** the request from Jorge Roman for a 9 inch variance for an air conditioning unit to the side property line and a 2 foot 4 inch variance to the adjacent residential structure at 8901 Biddulph Road P.P.#433-04-208 (1117.03(d)(2)) Docket# 11-2017-1. **Vote Resulted:** *To APPROVE:* Yes: Barrett, Farkas, Bloam, Bredenbeck, Parker. No: None. (**APPROVED**)

A request from Repros, Inc for Great Work Employment for a 3 foot variance to the maximum area of a wall sign at 7020 Biddulph Road P.P.# 432-28-001 (1129.03(c)(2)) Docket # 11-2017-2. Evan from Repros was present and explained the specification of the sign. Barrett asked if they are using the old retails. Evan stated they are installing all new. Commissioner Kulcsar explained the reason the variance was need. The will be the cabinet sign on the exterior facade and window lettering because of the two signs they need the 3 foot variance. He explained this is a narrow store front but the sign is consistent with the other signs around. After further discussion, a **Motion** by Parker, second by Bredenbeck to **APPROVE** the request from Repros, Inc for Great Work Employment for a 3 foot variance to the maximum area of a wall sign at 7020 Biddulph Road P.P.# 432-28-001 (1129.03(c)(2)) Docket # 11-2017-2. **Vote Resulted:** *To APPROVE:* Yes: Barrett, Farkas, Bloam, Bredenbeck, Parker. No: None. (**APPROVED**)

A request from Matthew L. Weber, P.E. for a 11 foot 1 inch variance to the maximum height of 42 feet in a Limited-Industrial district to construct a 4 story 53 foot 1 inch hotel on Tiedeman Rd

P.P.# 433-09-018 & 433-09-017 (1125.03(e)) Docket #11-2017-3. Matt Weber was present. Bredenbeck asked if the height just to cover the air conditioning unit. Weber explain it was. Weber should the board images of what the area will look like once the building is complete. Weber explained his thoughts on the reasoning on the need for the height along with why he thinks the height will flow in that area with the lower restaurants in front and the taller Key Bank behind. After further discussion, a **Motion** by Barrett, second by Bloam to **APPROVE** the request from Matthew L. Weber, P.E. for a 11 foot 1 inch variance to the maximum height of 42 feet in a Limited-Industrial district to construct a 4 story 53 foot 1 inch hotel on Tiedeman Rd P.P.# 433-09-018 & 433-09-017 (1125.03(e)) Docket #11-2017-3. **Vote Resulted: To APPROVE:** Yes: Barrett, Farkas, Bloam, Bredenbeck, Parker. No: None. **(APPROVED)**

There being no further business, **Motion** by Bredenbeck, second by Parker to adjourn. **Vote Resulted: To Adjourn:** Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck. No: None. **(Meeting Adjourned)**

  
Secretary  
Chairman